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NOTIFICATIONS BY GOVERNMENT
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT
DEPARTMENT (APCRDA)

DRAFT VARIATION TO DETAILED CAPITAL CITY MASTER PLAN, AMARAVATI - KRISHNAYAPALEM VILLAGE, NIDAMARRU VILLAGE AND KURAGALLU VILLAGE IN MANGALAGIRI MANDAL OF GUNTUR DISTRICT AND MANDADAM VILLAGE AND INAVOLU VILLAGE OF THULLURU MANDAL OF GUNTUR DISTRICT.

File No: Rc.No.28/2020:

As per Section - 53(d) of APCRDA Act, 2014, at least five (5) percent of total area pooled under Land Pooling Scheme may be allotted for providing affordable housing for the poor. Accordingly APCRDA proposes to create a New Zone viz R5 -Affordable/EWS Housing Zone with Zoning Regulations in the Residential use Zone in the Detailed Master Plan of Capital city – Amaravati which was notified vide Guntur District Gazette extraordinary notification no. 18, dt. 23.02.2016 by converting a part of existing land uses.

R5 - Affordable/EWS Housing Zone Consists of Ac.900.97 Cents by converting U1- Reserve Zone, C5- Regional Centre Zone, I3- Non-polluting Industry Zone, C4-Town centre zone, S2- Education zone, I1-Business park zone and C3-Neighbourhood centre zones in the detailed master plan of Capital city – Amaravati. The details are given in the draft variation. Proposed R5 - Affordable/EWS Housing Zone will have the zoning regulations as shown in the draft variation.

Because of creation of R5 -Affordable/EWS Housing Zone with Zoning Regulations in the Detailed master plan of Capital city- Amaravati, the draft variation notification for Change of land use from U1- Reserve Zone, C5- Regional Centre Zone, I3- Non-polluting Industry Zone, C4-Town centre zone, S2-Education zone, I1-Business park zone and C3-Neighbourhood centre zone to Residential (R2-Low density zone) to an extent of Ac 967.25 Cents in Krishnayapalem Village , Nidamaru Village and Kuragallu Village in Mangalagiri Mandal of Guntur District and Mandadam Village, Inavolu Village and Venkatapalem Village of Thulluru Mandal of Guntur district to an extent of Ac 967.25 Cents which was published in the AP Gazette Extraordinary no:312, dt:04/03/2020 and in Sakshi Telugu Daily News paper and Deccan Chronicle English Daily News paper on 04/03/2020 inviting Objections and Suggestions is, hereby, withdrawn.

Having considered to create a new zone viz R5-Affordable/EWS housing Zone with Zoning Regulations(ZR) in the Residential use Zone as detailed above, the following draft variation to the land use envisaged in the Detailed Master Plan of Capital City – Amaravati which was sanctioned vide Guntur District Gazette extraordinary notification no. 18, dt. 23.02.2016, is proposed in exercise of the powers conferred under Section-41 of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014 and is hereby published as required by the section 41(3) of said Act).

Notice is hereby given that the draft variation as shown below will be taken into consideration after the expiry of fifteen days from the date of publication (i.e. from 10/03/2020 to 24/03/2020 by 05.00PM) in Andhra Pradesh Gazette and that any objection and suggestion with contact details (Mobile/phone number/ e-mail) which may be received from any person with respect thereto before expiry of the above said period will only be considered by APCRDA. Objections and suggestions received after due date and time, shall not be entertained including postal delays, if any. Objections and suggestions should be in writing and addressed to Commissioner, APCRDA, Lenin Centre, Governorpet – Vijayawada (A.P), Pin Code: 520002.

DRAFT VARIATION

01. Incorporation of **R5 – Affordable / EWS Housing Zone** along with the Zoning Regulations under residential Land Use Zone in detailed Master Plan of Capital City- Amaravati, notified vide Guntur Gazette Extraordinary no.18, Dt.23/02/2016. Proposed Zoning Regulations for R5 - Affordable / EWS Housing Zone are as follows:

Proposed Zoning Regulations for R5- Affordable / EWS Housing Zone		
	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> All new and redeveloped residential uses within the R5 – Affordable / EWS Housing Zone. Lots zoned or re-zoned for residential uses within the R5 – Affordable / EWS Housing Zone. 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Attached (A), Semi-detached (SD), detached houses (D), Row Housing. Apartments (plots having access through existing 12m wide road) Group Development (plots having access through existing 12m wide road) 	
1.2 Conditional Uses	<ul style="list-style-type: none"> Public facilities / ATM Convenience stores Home Office Spiritual centre/Religious centre 	Subject to approval from Commissioner CRDA
1.3 Prohibited Uses	<ul style="list-style-type: none"> Service Apartments Industrial uses Printing Press, hyper Market, Shopping Mall and Cinema Hall. 	
1.4 Ancillary Uses	<ul style="list-style-type: none"> NA 	
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Lot Size	<ul style="list-style-type: none"> Lot size of 40m² for all types of Residential Developments 	
2.2 Maximum Building Coverage	<ul style="list-style-type: none"> 90 % for all types of Residential Developments 	
2.3 No. of Basements allowed.	<ul style="list-style-type: none"> Not allowed 	
2.4 Maximum Floor Space Index(FSI)	<ul style="list-style-type: none"> 1.75 for Individual Plots 2.5 for Group Development 	

3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+1 for Individual Buildings G+3 for all other type of Developments 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor – 4.5m maximum Other Floors – 3.6m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> Detached house (D) Semi-Detached house (SD) Attached house (A) and Apartment (AP) 	
3.4 Existing Buildings	<ul style="list-style-type: none"> NA 	
4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	<p>Individual Building:</p> <p>Front : 1 mt</p> <p>Side 1 : 0 mt</p> <p>Side 2 : 0 mt</p> <p>Rear : 0.5 mt</p> <p>Apartment:</p> <p>Front : 3 mt</p> <p>Side 1 : 2 mt</p> <p>Side 2 : 2 mt</p> <p>Rear : 2 mt</p> <p>Group Development Scheme:</p> <p>Front : 3 mt</p> <p>Side 1 : 3 mt</p> <p>Side 2 : 3 mt</p> <p>Rear : 3 mt</p>	
4.2 Basement Setback	<ul style="list-style-type: none"> NA 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> NA 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> 3 mts 	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> NA 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> NA 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> As proposed in the Layout. 	

6.2 Surfacing	• NA	
6.3 Minimum Required Parking Stalls	• As proposed in the Layout.	
6.4 Visitor Parking accessible to specially abled	• As proposed in the Layout.	
6.5 Minimum Dimensions	• As proposed in the Layout.	
6.6 Vehicular Access to Parking Lot	• As Proposed in the Layout	
7.0 FENCING		
7.1 Location	• Fencing and walls in the front, side and rear yards as applicable shall be at the perimeter of the lot	
7.2 Heights	• Front side and rear Boundary walls shall not exceed 2.0 m as applicable and shall be evaluated on case-by-case basis by CRDA or other relevant authorities	
7.3 Materials	• NA	
8.0 CIRCULATION		
8.1 Pedestrian	• NA	
8.2 Public Transit	• NA	
9.0 SIGNAGE		
9.1 Permitted	• As per prevalent norms	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	• NA	
10.2 5% of Plot area as Organised open space for recreation	• NA	
10.3 Minimum width of organised open space for recreation. (m)	• NA	
10.4 Maintenance	• NA	
10.5 Decks as recreational facility	• NA	

02. The proposed Change of Land uses from U1- Reserve Zone, C5- Regional Centre Zone, I3- Non-polluting Industry Zone, C4-Town centre zone, S2-Education zone, I1-Business park zone and C3-Neighbourhood centre zone to **R5-Affordable / EWS Housing Zone** for an extent of Ac

900.97 Cents in Krishnayapalem, Nidamaru and Kuragallu Villages in Mangalagiri(M), Mandadam and Inavolu Villages in Thulluru(M), Guntur District is as follows.

The land use proposed in the Detailed Master Plan of Capital City – Amaravati, notified vide Guntur district Gazette extraordinary No. 18, Dated 23/02/2016 for the sites measuring to an extent of Ac 900.97 Cents in Thulluru (M) & Mangalagiri(M), Guntur district get affected as tabulated below.

Land parcels proposed for Change of Land use from the following Land uses to Residential R5 - Affordable / EWS Housing Zone				
Sl. NO	Village Name	Zoning As per Notified LPS	Survey Number	Area (in Acres)
1	Krishnayapalem	U1- Reserve Zone	75(P), 69(P), 76(P), 70(P), 73(P), 77(P), 79(P)	10.18
		C5- Regional Centre	100(P), 101(P), 102(P), 103(P), 104(P), 105(P), 106(P), 107(P), 108/A (P)	16.2
		C5-Regional centre zone	30(P), 68(P), 70(P), 74(P), 69(P), 71(P), 81(P), 77(P), 76(P), 75(P), 73(P)	20.91
		C5- Regional Centre	77(P),79(P),80(P),83/A(P),83/B(P),84 (P)	25.34
3	Nidamaru	I3- Non-polluting industry Zone	14(P), 428(P), 65(P), 18(P), 15(P), 20(P), 64(P), 19, 426(P), 33(P), 57(P), 445(P), 24, 45, 468(P), 27(P), 35(P), 60(P), 439(P), 46, 469(P), 44,43,41, 39, 31(P), 38, 50(P), 34(P), 42(P), 47, 440(P), 21, 30, 36, 59, 32(P), 54, 40, 56(P), 61(P), 29,23, 48, 28(P), 49(P), 37, 52, 58, 22, 55, 53, 51(P)	196.2
		I3-Non-polluting industry zone	13(P), 3(P), 5(P), 4(P),8, 1(P), 457(P), 456, 455, 454(P), 453(P), 9(P), 16(P), 464(P), 465(P), 466, 467, 6, 7(P), 21(P), 20(P), 32(P), 12, 11, 14(P), 15(P), 33(P), 463(P)	87.82
		I3-Non-polluting industry zone	439(P), 429(P), 428(P), 440(P), 430(P), 56(P)	12.13
		I3-Non-polluting industry zone	86(P), 63(P), 64(P), 65(P), 78(P), 79(P), 81(P), 82(P), 80(P), 83(P), 87(P), 17(P), 25(P), 77(P), 66(P), 60(P), 27(P), 18(P), 26, 24(P), 76(P), 19(P)	54.35
		I3-Non-polluting industry zone	413(P), 411(P), 408(P), 414(P), 409, 406(P), 419(P), 407(P), 420(P), 427(P), 402(P), 404(P), 349(P), 352(P), 346(P), 347(P), 350, 359(P), 351(P), 358(P), 357(P), 423(P),	95.09

			405(P), 422, 424(P), 421(P), 418(P)	
		I3-Non-polluting industry zone	300, 298(P), 306(P), 309, 308(P), 335, 343(P), 347(P), 310(P), 329(P), 336(P), 313(P), 345(P), 344(P), 328(P), 333(P), 334(P), 331(P), 330(P), 304(P), 302(P), 305(P), 299(P), 301(P), 317(P), 311(P), 315(P), 314(P)	82.18
		I3-Non-polluting industry zone	445 (P), 429(P), 413(P), 411(P), 408(P), 414(P), 417(P), 419(P), 420(P), 428(P), 469(P), 470(P), 471(P), 435, 452(P), 437(P), 436(P), 444 , 433, 432, 434, 443, 438, 442(P), 431(P), 441, 418(P), 416(P), 415, 412(P)	142.56
4	Kuragallu	C4-Town centre zone	43(P), 45(P), 44(P), 64(P), 65(P), 63(P)	12.44
		C4-Town centre zone	67(P), 79(P), 64(P), 65(P), 63(P)	12.96
		S2-Education zone	48(P), 50(P), 60(P), 61(P)	12.91
5	Mandadam	I1-Business park zone	133(P), 125(P), 496(P), 503(P), 494(P), 502(P), 495, 493(P), 498(P), 494(P), 502(P), 492(P), 500(P)	20.1
		I1-Business park zone	498(P), 509(P), 499(P), 501(P), 500(P), 508(P)	10
		C4-Town centre zone	525(P), 527(P), 526(P), 518(P), 519(P), 517(P)	17.02
		C3-Neighbourhood centre zone	372(P), 393(P), 395(P), 374(P), 377(P), 376(P), 373(P)	9.11
		S2-Education zone	576(P), 568(P), 575(P), 566(P), 567(P), 565(P)	10.32
6	Inavolu	I1-Business park zone	123(P), 124(P), 125(P), 139(P), 140(P)	1.48
		S2-Education zone	36(P), 38(P), 46(P), 31(P), 45(P), 34(P), 48(P), 49(P), 30(P), 39(P), 35(P), 33(P), 37(P)	51.67
Total				Ac.900.97 Cents

The above details of the proposed changes are available in the office of APCRDA, Lenin Centre, Vijayawada and also available in APCRDA web site www.crda.ap.gov.in.

Sd/-
Commissioner,
APCRDA, Vijayawada.